

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:)	BANKRUPTCY CASE NO.: 18-70651-JAD
)	
BIBI FATHEMA DOWLUT)	
AKA FATHEMA DOWLUT)	CHAPTER 11
)	
Debtor,)	Related to document: 33, 35, 42 and 93
)	
)	
Enterprise Bank)	
)	
Movant,)	
)	
vs.)	
)	
BIBI FATHEMA DOWLUT)	
AKA FATHEMA DOWLUT,)	
Debtor and MOHAMMAD N.)	
DOWLUT, Co-Debtor,)	
)	
Respondents.)	

CONSENT ORDER OF COURT

AND NOW, this 1st day of April, 2019, upon consideration of the Motion for Relief from the Automatic Stay ("Motion") filed on behalf of Enterprise Bank ("Movant") and upon consent of the Debtor and Co-Debtor, it is hereby ORDERED, ADJUDGED and DECREED as follows:

1. Effective April 18, 2019, Movant is granted relief from the automatic stay and shall be permitted to schedule Debtor's real estate located at 1958 Reservoir Road, Hollidaysburg, PA 16648 ("Property") for the regularly scheduled September 2019 Blair County Sheriff Sale. Movant shall not issue execution on the Property until on or after April 18, 2019.
2. Debtors shall continue to pay Movant monthly adequate protection payments pursuant to Order of Court, dated December 3, 2018 on or before the 5th day

of each month. The next adequate protection is due on or before April 5, 2019.

3. Any time prior to the September 2019 Blair County Sheriff Sale, Debtor may file a Motion for Approval to refinance Enterprise Bank's indebtedness which motion shall provide for the payment of Enterprise Bank's indebtedness in full prior to the September 2019 Blair County Sheriff Sale. Movant shall not object to Debtor's motion that purports to pay Movant's entire indebtedness in full with the exception that Movant reserves the right to ensure that there are no outstanding contingencies to closing, the refinance does in fact pay Movant in full, and/or the refinance is likely to occur immediately upon Court approval.
4. Debtor may file a Chapter 11 Plan and Disclosure Statement within the applicable time frames allotted by the Court. Nothing contained herein shall act as a waiver of any of Movant's rights to object to the Plan or Disclosure on any permissible grounds. The filing of a Chapter 11 Plan or Disclosure shall not act as a stay of this Order unless otherwise ordered by the Court. Each party recognizes that in the event Debtor files a Chapter 11 Plan and Disclosure Statement within the applicable time frame, Debtor will be seeking reinstatement of the automatic stay.
5. The terms and conditions of this Order of Court shall remain in full force and effect, notwithstanding any subsequent conversion of this case to another Chapter.
6. Debtor, Co-Debtor and Movant have reviewed this Consent Order of Court with counsel and fully understand the terms and conditions hereof.

7. The evidentiary hearing scheduled on this matter for April 5, 2019 at 11:00

AM is hereby cancelled.

BY THE COURT:

A handwritten signature in black ink, appearing to be 'JAD', with a stylized flourish extending to the right.

Jeffery A. Deller
U.S. Bankruptcy Judge

Consented and agreed to this 29th day of March, 2019

Dated: 3/29/19

By: /s/ Joseph A. Fidler
Joseph A. Fidler, Esquire
Pa. ID. #87325
Attorney for Movant
4091 Mount Royal Boulevard
Allison Park, PA 15101
(412) 487-8173

Dated: 3/29/19

By: /s/ James R. Huff
James R. Huff, II, Esquire
Pa. ID. #33270
Attorney for Debtor and Co-Debtor
1701 5th Ave.
Altoona, PA 16602
(814) 946-4316

FILED
4/1/19 8:52 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA

Certificate of Notice Page 4 of 4
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Bibi Fathema Dowlut
Debtor

Case No. 18-70651-JAD
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0315-7

User: bsil
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Apr 01, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 03, 2019.

db +Bibi Fathema Dowlut, 365 Oak Knoll Road, Hollidaysburg, PA 16648-2613

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 03, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 1, 2019 at the address(es) listed below:

Beverly Weiss Manne on behalf of Creditor NORTHWEST BANK bmanne@tuckerlaw.com,
bewmanne@aol.com
Christopher M. McMonagle on behalf of Creditor M&T Bank cmcmonagle@sterneisenberg.com,
bkecf@sterneisenberg.com
James Warmbrodt on behalf of Creditor Deutsche Bank National Trust Company, as Trustee, et
al... bkggroup@kmlawgroup.com
James Warmbrodt on behalf of Creditor M&T Bank bkggroup@kmlawgroup.com
James R. Huff, II on behalf of Debtor Bibi Fathema Dowlut jhuff@sfshlaw.com
Jeffrey A. Muriceak on behalf of Creditor Altoona First Savings Bank jmuriceak@eveyblack.com,
choover@eveyblack.com
Jodi L. Hause on behalf of Creditor Deutsche Bank National Trust Company, as Trustee, et
al... jodi.hause@phelanhallinan.com, pawb@fedphe.com
Joseph A. Fidler on behalf of Creditor Enterprise Bank jfidler@enterprisebankpgh.com
Larry E. Wahlquist on behalf of U.S. Trustee Office of the United States Trustee
larry.e.wahlquist@usdoj.gov
Matthew Christian Waldt on behalf of Creditor Select Portfolio Servicing, Inc.
mwaldt@milsteadlaw.com, bkecf@milsteadlaw.com
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov
Preston D. Jaquish on behalf of Creditor First Commonwealth Bank pjaquish@lenderlaw.com
Sloane B. O'Donnell on behalf of Creditor NORTHWEST BANK sodonnell@tuckerlaw.com,
agilbert@tuckerlaw.com

TOTAL: 13